



BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION
BALTIMORE, MARYLAND 21204
494-3648

JAMES D. LUCAS, JR.
DIRECTOR

82-565
file

March 22, 1982

Mr. Benjamin L. Goldstein
Bar Gale Industries, Inc.
25 New Plant Court
Owings Mills, Maryland 21117

RE: ZARRA PROPERTIES, INC.
91-109-A

Dear Ben:

In following up our conversation of the other day, I spoke with Deputy Zoning Commissioner Jean Jung on the subject of your zoning variance. As I recall from our conversation, you had received a variance to build an addition within five feet of your property line for approximately one-half the depth of your building. You are now interested in extending that to the full depth of the building.

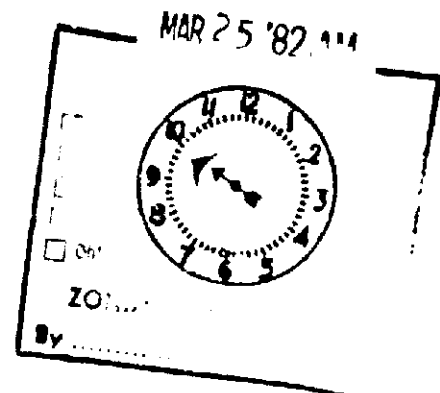
In speaking with both Mrs. Jung and Ms. Diana Eder of the Zoning Office, it appears that a special hearing may be necessary to amend your site plan to show this extension. Evidently, no one has spoken to them about varying the site plan except as concerns a small addition on the other (south) side of the building. I would urge that you be in touch with Ms. Eder as soon as possible to determine what steps are necessary in order to proceed.

Please feel free to call me should you have any questions.

Warm regards,

ARTHUR W. PUTZEL
Deputy Director

AWP/mae



PETITION FOR ZONING VARIANCE 7-109-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (238.2) to permit a sideyard setback of (5') and a rearward setback of 26' in lieu of the required 30'

Reason for variance is a need to install a waste treatment room, being required by E.P.A. If this is not constructed, E.P.A. will shut down this operation.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
Barry Properties Inc.
(Type or Print Name)
Benjamin L. Goldstein, President
(Type or Print Name)
Signature
Signature
City and State
City and State
Address
Address
City and State
City and State
Attorney's Telephone No.: (301) 296-8160
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of October, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of December, 1980, at 9:45 o'clock A.M.

(over)
12/4/80
9:45 A.M.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE/S of New Plant Ct., 383' :
E of S. Dolfield Rd., :
4th District : OF BALTIMORE COUNTY
BARRY PROPERTIES, INC., :
Petitioners : Case No. 81-109-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

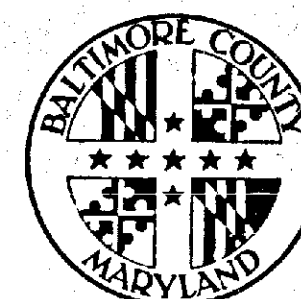
I HEREBY CERTIFY that on this 26th day of November, 1980, a copy of the foregoing Order was mailed to Edward L. Blanton, Jr., Esquire, 210 Allegheny Avenue, Suite 210, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 14, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #75, Zoning Advisory Committee Meeting of October 21, 1980, are as follows:

Property Owner: Barry Properties, Inc.
Location: NE/S New Plant Court 383' S/E of South Dolfield Road
Existing Zoning: ML-IM
Proposed Zoning: Variance to permit a sideyard setback of 5' in lieu of the required 30'.
Acres: 1.495
District: 4th

The existing building is presently served by metropolitan water and sewer. The building is being used for an industrial electroplating process. The proposed addition will be used for pre-treating chemical waste prior to discharge to sanitary sewer and for storage of chemicals used in the electroplating process.

The Hazardous Wastes Management Section of the Department of Health has reviewed the site plans for the proposed addition and have conducted an onsite investigation of the electroplating process presently in operation within the existing building structure. The existing electroplating operation and the site plans for the proposed addition are in compliance with the Baltimore County Department of Health regulations.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/wv

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: November 18, 1980
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-109-A Item 75

Petition for Variance
Northeast side of New Plant Court, 383 feet Southeast of South Dolfield Road
Petitioner - Barry Properties, Inc.

Fourth District

HEARING: Thursday, December 4, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:bob

Edward L. Blanton, Jr., Esquire
210 Allegheny Avenue
Suite 210
Towson, Md. 21204

cc: Lynn Associates, Inc.
7131 Rutherford Road
Baltimore, Md. 21207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21th day of October, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Barry Properties, Inc.
Petitioner's Attorney: Edward L. Blanton, Jr. Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 24, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Edward L. Blanton, Jr., Esquire
210 Allegheny Avenue
Suite 210
Towson, Maryland 21204

RE: Item No. 75
Petitioner - Barry Properties, Inc.
Variance Petition

Dear Mr. Blanton:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to construct additions to the side and rear property lines, this Variance is required.

Originally, the site plan failed to indicate the required parking for the existing office use. However, revised site plans filed on November 20th, indicates the parking required for the employees on the largest shift and the existing office use.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures

cc: Lynn Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

December 11, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #75 (1980-1981)
Property Owner: Barry Properties, Inc.
N/ES New Plant Court 383' S/E of S. Dolfield Rd.
Acres: 1.495 Acres District: 4th

Dear Mr. Hammond:

The following comment supplements the comments supplied December 2, 1980 in connection with the subject item.

This property, as indicated on the submitted plan, is contiguous to the existing Baltimore County 80-foot wide Drainage and Utility Reservation for Gwynne Falls established in conjunction with the development of the Gwynne Falls Industrial Park in the early 1960's, based on the flood level for a 50-year frequency design storm.

Design Standards for open stream drainage now require a drainage reservation or easement of sufficient width to cover the flood plain (plus 1 foot of freeboard) of a 100-year frequency design storm.

The petitioner is responsible for the hydraulic computations, analysis and plans required to establish the elevation of the 100-year flood plain (plus 1 foot of freeboard) in relation to his proposed building additions.

Very truly yours,

Robert A. Martin
ROBERT A. MARTIN, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: J. Wimbley
D. Grise
C. Warfield

T-SW Key Sheet
42 & 43 NW 32 Pcs. Sheets
NE 11 H Topo
67 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of December, 1980, that the herein Petition for Variance(s) to permit side and rear yard setbacks of 5 and 26 feet, respectively, both in lieu the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The 40' x 75' portion of the existing building shall be designated as an office on the site plan.
2. Both the Department of Permits and Licenses and the Health Department regulations shall be complied with.
3. A revised site plan, incorporating the above applicable restriction, shall be submitted and approved by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 2, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #75 (1980-1981)
Property Owner: Barry Properties, Inc.
N/ES New Plant Court 383' S/E of S. Dolfield Rd.
Acres: 1.495 Acres District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises a part of the Owings Mills Industrial Park, see plat of "First Amended Resubdivision of Part of Parcel 'E', Realignment of New Plant Court, Owings Mills Industrial Park", recorded O.T.G. 34, Folio 80.

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #46203 executed in conjunction with the development of Owings Mills Industrial Park.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 75 (1980-1981).

Very truly yours,

Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: J. Wimbley

T-SW Key Sheet, 42 & 43 NW 32 Pos. Sheets
NW 11 H Topo, 67 Tax Map

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 21, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: October 21, 1980

RE: Item No: 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 19, 1980

Edward L. Blanton, Jr., Esquire
210 Allegheny Avenue - Suite 210
Towson, Maryland 21204

RE: Petition for Variance
NE/S New Plant Ct., 383' SE of
S. Dolfield Rd -
Barry Properties, Inc.
Case No. 81-109-A

Dear Mr. Blanton:

This is to advise you that \$60.88 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

cc: Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
629-7310

PAUL H. REINCKE
CHIEF

November 5, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Barry Properties, Inc.

Location: NE/S New Plant Court 383' S/E of South Dolfield Road

Item No.: 75

Zoning Agenda Meeting of October 21, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle ad end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

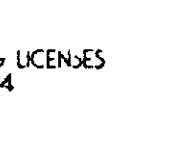
() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hammond*
PLANNING GROUP
SPECIAL INSPECTION DIVISION

Noted and Approved: *George M. Hammond*
FIRE PREVENTION BUREAU

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED FALESKI, JR.
DIRECTOR

October 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #75 Zoning Advisory Committee Meeting, October 21, 1980 are as follows:

Property Owner: Barry Properties Inc
Location: NE/S New Plant Court 383' SE of South Dolfield Road
Existing Zoning: ML-IM
Proposed Zoning: Variance to permit a sideyard setback of 5' in lieu of the required 30'.

Acres: 1.495
District: 4th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section 4.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

X I. Comments: Please verify type of construction with Table 211, also several existing exits will be eliminated. The structure can be constructed if it complies with Table 205, 4 compliance to the Handicapped Code will be required. No handicapped parking is shown.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

Edward L. Blanton, Jr., Esquire
210 Allegheny Avenue - Suite 210
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - NE/S New Plant Court, 383' SE of S. Dolfield Road - Barry Properties, Inc.
Case No. 81-109-A

TIME: 9:45 A.M.

DATE: Thursday, December 4, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

cc: Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

December 30, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 75 - ZAC - October 21, 1980

Property Owner: Barry Properties, Inc.

Location: NE/S New Plant Court 383' S/E of South Dolfield Road

Existing Zoning: ML-IM

Proposed Zoning: Variance to permit a sideyard setback of 5' in lieu of the required 30'.

Acres: 1.495 acres
District: 4th

Dear Mr. Hammond:

The proposed variance to the sideyard setback is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/bza

12/4
81-109A
gms
12/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Peter Max Zimmerman
Deputy People's Counsel
C.E. (Ted) Burnham
FROM: Plans Review Chief
Barry Properties Inc.
SUBJECT: Petition No. 81-109-A (Item 75)

I have reviewed your Memo of 1-5-81, as well as the attached memo of Paul J. Solomon.

As you may or may not be aware, cases such as this are usually not brought to our attention until a permit has been filed and we have been notified by Public Works of the flood plain, after which we notify the owner construction is not permitted. The problems are sometimes more involved as all flood plains have not yet been identified in Public Works to date, to my knowledge.

Here, however Mr. Solomon indicates the Federal Insurance Agency Flood Maps indicate this as a flood plain area. If this is true, possibly construction would be prohibited entirely. This is so indicated by Section 319.2 Sub paragraph (one) of Bill 199-79.

As a permit has not been filed there is nothing we can deny at this point, except to point out if there is truly an established flood plain as indicated by Section 319.0, a permit for new construction will not be granted.

I would suggest contacting Mr. John Reisinger, the Buildings Engineer for Baltimore County and possibly Mr. Joseph Warfield of the Department of P.W.P.S. for his opinions to a flood plain area and if the County has designated it as such.

C.E. (Ted) Burnham
Plans Review Chief

CEB:rrj

CC: John Reisinger
Joe Warfield

PETITION FOR VARIANCE

4th District

ZONING: Petition for Variance
LOCATION: Northeast side of New Plant Court, 383 feet Southeast of South Dolfield Road
DATE & TIME: Thursday, December 4, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 5 feet and a rear yard setback of 26 feet in lieu of the required 30 feet

The Zoning regulation to be excepted as follows:

Section 255.2 (238.2) - Area regulations

All that parcel of land in the Fourth District of Baltimore County

Being the property of Barry Properties, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, December 4, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.
7131 RUTHERFORD ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-9291
ENGINEERING • SURVEYING • PLANNING

Mets and Bounds Zoning Description
25 New Plant Court

BEGINNING FOR THE SAME at a point on the Northeast side of New Plant Court, 60 feet wide, said point being 383 feet more or less Southeast from the intersection of the centerline of South Dolfield Road 70 feet wide and the Northeast side of New Plant Court; thence leaving the Northeast side of said New Plant Court North 76° 16' 24" East 298.45 feet to the South side of an 80 foot wide drainage and utility reservation; thence binding along the South side of the said 80 foot wide drainage easement Southeast along a curve to the left with a radius of 240.00 feet for an arc distance of 148.70 feet, said curve being subtended by a chord bearing and distance South 35° 10' 05" East 146.53 feet; thence leaving the Southeast side of the said 80 foot drainage easement South 32° 44' 00" West 224.45 feet to the Northeast side of New Plant Court; thence binding along the Northeast side of said New Plant Court the two following courses and distances; North 57° 16' 00" West 167.63 feet; thence Northerly along a curve to the right with a radius of 270.00 feet for an arc distance of 188.52 feet, said curve being subtended by a chord bearing and distance North 37° 15' 50" West 184.71 feet to the Point of Beginning.

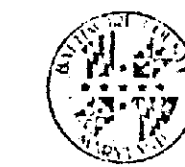
Containing 65,122.20 square feet or 1.495 acres more or less.



Signed This 10th day of December 1980

SCALE: 1" = 1 inch

File No.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 16, 1980

Edward L. Blanton, Jr., Esquire
210 Allegheny Avenue
Suite 210
Towson, Maryland 21204

RE: Petition for Variances
NE/S of New Plant Court, 383' SE of
S. Dolfield Rd. - 4th Election District
Barry Properties, Inc. - Petitioner
NO. 81-109-A (Item No. 75)

Dear Mr. Blanton:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

November 17, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #75, Zoning Advisory Committee Meeting, October 21, 1980, are as follows:

Property Owner: Barry Properties, Inc.
Location: NE side New Plant Court 383' S/E of South Dolfield Road
Acres: 1.495 acres
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

LYON ASSOCIATES, INC.

7131 RUTHERFORD ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-9291
ARCHITECTURE • ENGINEERING • SURVEYING • PLANNING

BALTIMORE OFFICE

PRINCIPALS
Frank E. Lyon
Bernard H. Baska III

ASSOCIATES
Joseph A. Morrone
Edmund A. Beres
Edward P. Robinson
Richard H. Cassell

CONTROLLER
Frederick Everhardt

October 23, 1980

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Attention: Mr. William Hammond
Reference: Barry Industries
Variance Zoning Plat
Item No. 75

Dear Mr. Hammond:

A Zoning Variance Plat was filed on October 9, 1980 for Barry Industries and was assigned Item No. 75.

A request is being made for the earliest possible date for a hearing.

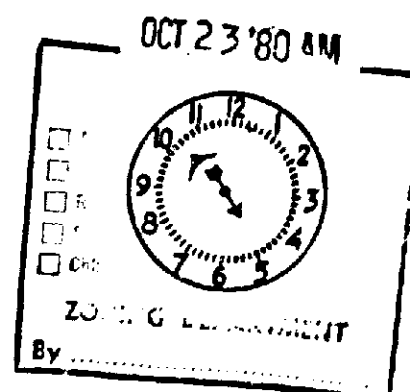
The reason for this request is there is a need to install a waste treatment room being required by E.P.A. If this is not constructed E.P.A. will shut down this operation.

Please advise us when the hearing date will be.

Very truly yours,

LYON ASSOCIATES, INC.
Philip A. Pezzella
Philip A. Pezzella, P.L.S.

PAP/ddm



BARRY PROPERTIES, INC.

LYON ASSOCIATES, INC.

7131 RUTHERFORD ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-9291
ARCHITECTURE • ENGINEERING • SURVEYING • PLANNING

BALTIMORE OFFICE

PRINCIPALS
J. Robert Cassell
Frank E. Lyon

ASSOCIATES
Bernard H. Baska III
John E. Burfield
Joseph A. Morrone

CONTROLLER
Frederick Everhardt

October 10, 1980

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Attention: Mr. William E. Hammond
Reference: Barry Industries
Variance Zoning Plat
Item No. 75

Dear Mr. Hammond:

A Zoning Variance Plat was filed on October 9, 1980 for Barry Industries and was assigned Item No. 75.

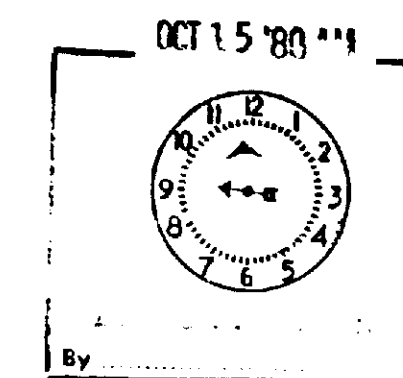
It is of the utmost importance that a hearing date be set at earliest possible date. Please advise us when the hearing date will be.

Thank you for your cooperation.

Very truly yours,

LYON ASSOCIATES, INC.
Philip A. Pezzella
Philip A. Pezzella, P.L.S.

PAP/ddm



Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE 4TH DISTRICT
NEW PLANT COURT

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 14th day of NOVEMBER 1980 that is to say, the same was inserted in the issues of

11/13/80

COLUMBIA PUBLISHING CORP.
By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff
VS
Defendant

CERTIFICATE OF PUBLICATION OF

122.88

PETITION FOR VARIANCE
4th DISTRICT
ZONING: Petition for Variance
LOCATION: Northeast side of
Plant Court, 80 feet South of
Soma Delfield Road
DATE & TIME: Thursday, Decem-
ber 4, 1980 at 1:45 A.M.
PUBLIC HEARING: Room 106
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of
Baltimore County, will be a public
hearing:
Petition for Variance to permit a
side yard setback of 8 feet and a
rear yard setback of 20 feet in lieu
of the required 30 feet.
The Zoning Regulation to be ex-
cepted as follows:
Section 255.2(38.2) - Area regula-
tions
All that parcel of land in the
Fourth District of Baltimore County
beginning for the same at a point
on the Northeast side of New Plant
Court, 60 feet wide, said point being
80 feet more or less Southeast
from the intersection of the center-
line of South Delfield Road 70 feet
wide and the Northeast side of New
Plant Court; thence leaving the
Northeast side of said New Plant
Court North 72° 16' 34" East 28.45
feet to the South side of an 80 foot
wide drainage and utility reserva-
tion; thence binding along the
South side of the said 80 foot wide
drainage easement Southeastly
along a curve to the left with a
radius of 240.00 feet for an arc dis-
tance of 141.70 feet; said curve being
subtended by a chord bearing and
distance South 56° 10' 05" East 146.
85 feet; thence leaving the Southeast
side of the said 80 foot drainage
segment South 52° 44' 00" West
72.45 feet to the Northeast side of
New Plant Court; thence binding
along the Northeast side of said
New Plant Court the two following
courses and distances: North 57° 15'
00" West 147.43 feet; thence North-
erly along a curve to the right with
a radius of 270.00 feet for an arc
distance of 185.59 feet; said curve
being subtended by a chord bearing
and distance North 37° 19' 50" West
184.71 feet to the point of beginning
Containing 65,122.50 square feet or
1.495 acres more or less.
Being the property of Barry
Properties, Inc., as shown on plat
plan filed with the Zoning Depart-
ment
Hearing Date: Thursday, Decem-
ber 4, 1980 at 1:45 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Nov. 13

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., November 13, 1980

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on each
of one time ~~successive weeks~~ before the 14th
day of December, 1980, the first publication
appearing on the 13th day of November
1980.

THE JEFFERSONIAN,
L. Frank Smith
Manager.
Cost of Advertisement, \$ 28.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 093530

DATE November 5, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Lyon Associates, Inc.
FOR: Filing Fee for Case No. 81-109-A

8351417 5 25.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: WCN	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case:	Map # 2C									

Item # 75

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: Nov. 14, 1980
Posted for: PETITION FOR VARIANCE
Petitioner: BARRY PROPERTIES, INC.
Location of property: NE New PLANT CT. 383' SE of S.
Delfield Rd.
Location of Signs: #1 N/S New PLANT CT. 530' + or - S of So. Delfield Rd.
#2 N/S New PLANT CT. 630' + or - S of So. Delfield Rd.
Remarks:
Posted by: Thomas L. Roland Signature Date of return: Nov. 21, 1980

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9 day of October, 1980
Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

Item # 75

Petitioner: Barry Properties, Inc. Submitted by: Phil Pezzella (MSE)
Petitioner's Attorney: Reviewed by: WCN

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.

No. 093560

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE November 24, 1980 ACCOUNT 01-662

AMOUNT \$60.88

RECEIVED FROM: BarGala Industries, Inc.
FOR: Adv. & Posting for Case No. 81-109-A

60748425

VALIDATION OR SIGNATURE OF CASHIER



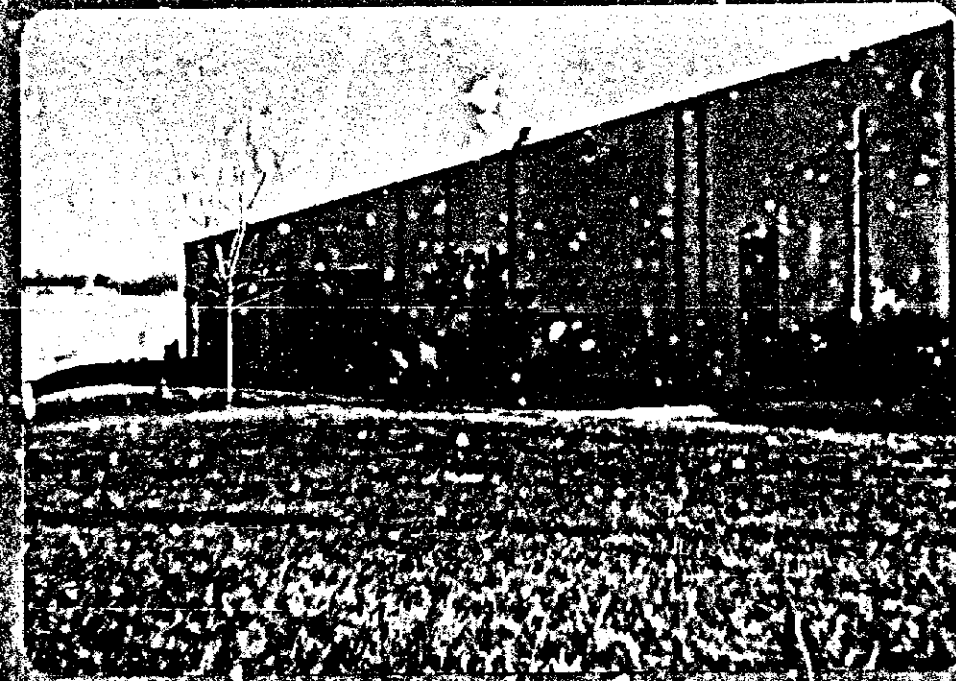
EXIST. BLDG. NORTH SIDE



EXIST. BLDG. SOUTH SIDE

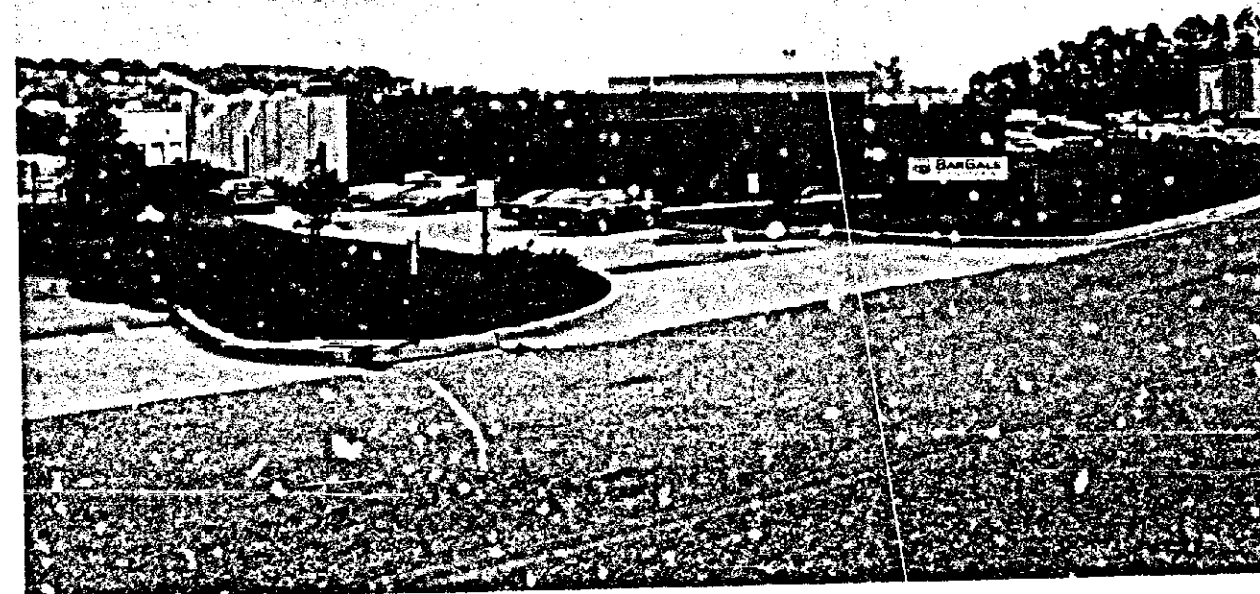


EXIST. BLDG. EAST SIDE

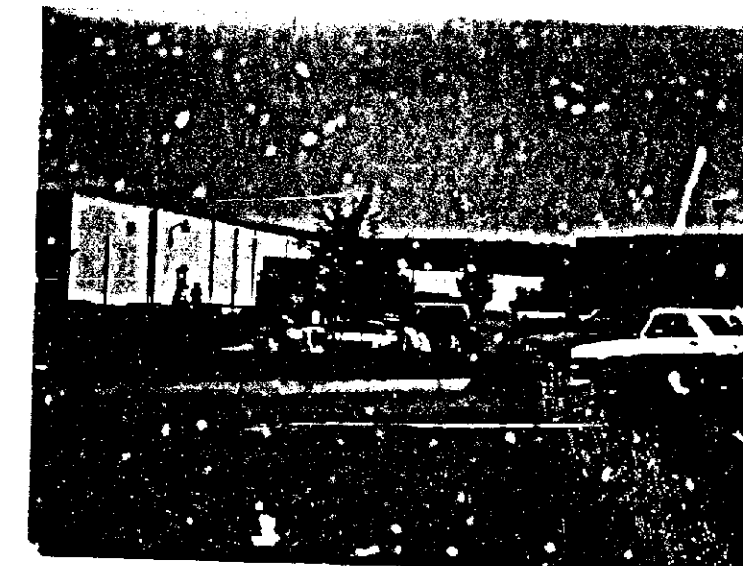


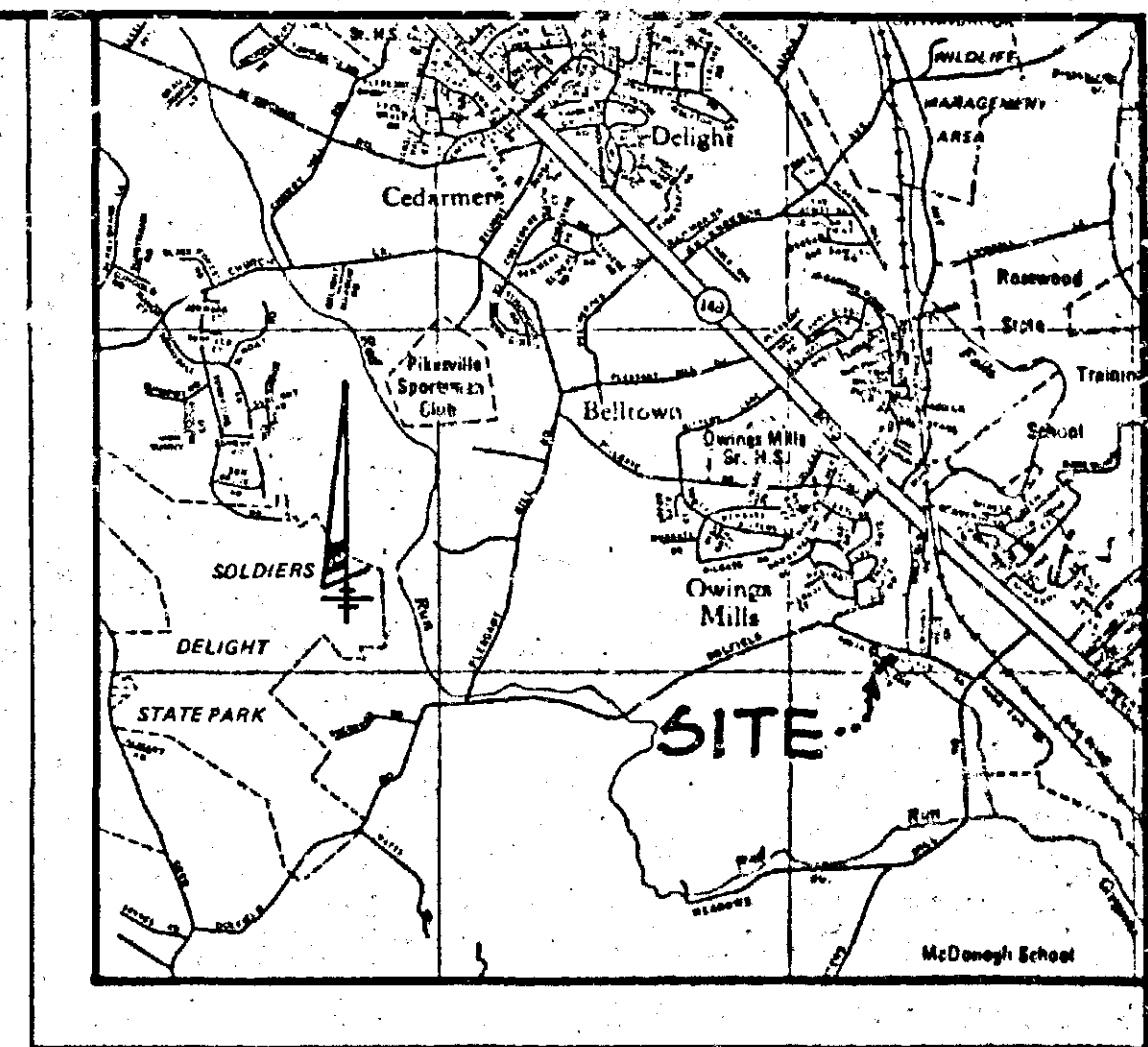
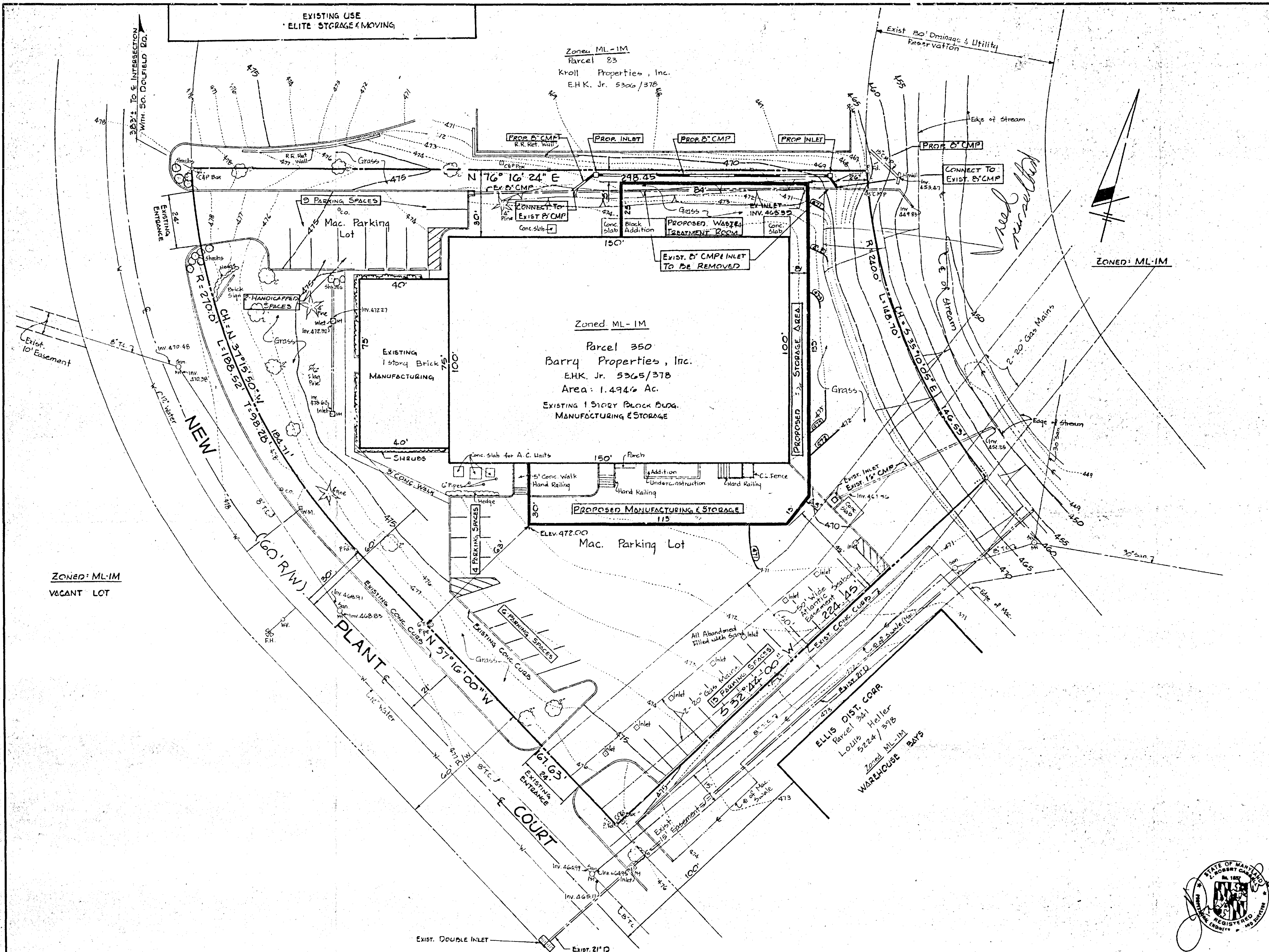
EXIST. BLDG. NORTH SIDE

BARRY PROPERTIES, INC.

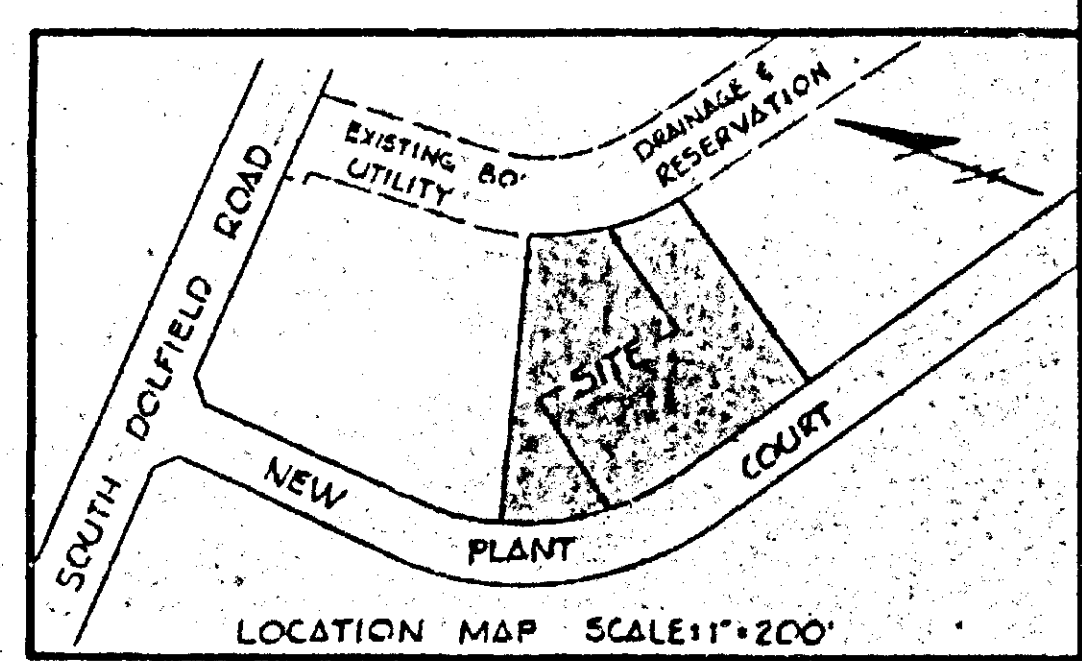


Pet. Exh 3



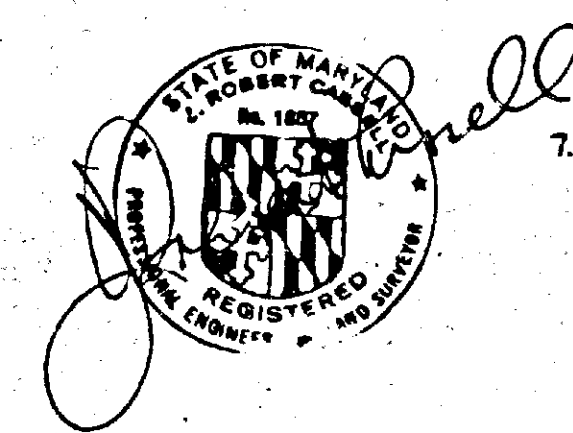


Location Map
NOT TO SCALE



- NOTES
- COORDINATES AND BEARINGS SHOWN ARE BASED ON BALTIMORE COUNTY TRAVERSE STATION 45
X-9046 : N 42°47' 50" W 47999.13
X-9047 : N 42°39' 45" W 46840.33
 - ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY TRAVERSE STATION X-9047 ELEV. 461.43'
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 - UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202

- ZONING NOTES:
- EXISTING ZONING: ML-1M
PROPOSED ZONING: NO CHANGE
 - AREA: 65,122.20 SQ. FT. - 1.493 AC. ±
 - EXISTING USE: MANUFACTURING & STORAGE
PROPOSED USE: SAME WITH A WASTE TREATMENT ROOM
 - PARKING REQUIREMENTS:
A) 1 PARKING SPACE PER EVERY 3 EMPLOYEES
B) 100 EMPLOYEES = 34 PARKING SPACES REQUIRED
C) 34 PARKING SPACES PROVIDED INCLUDING 2 HANDICAPPED SPACES
 - VARIANCE REQUIRED TO ALLOW A 5 FT. BUILDING SETBACK INSTEAD OF THE 30 FT. SETBACK REQUIREMENT
 - OWNER: BARRY PROPERTIES INC.
MR. B. GOLDSTEIN
25 NEW PLANT COURT
OWINGA MILL, MD. 21117
PH. 1-301-363-6500
 - HEIGHT REGULATION: UNLIMITED IN THIS AREA
ALL PROPOSED ADDITIONS SHALL NOT EXCEED 25 FT.

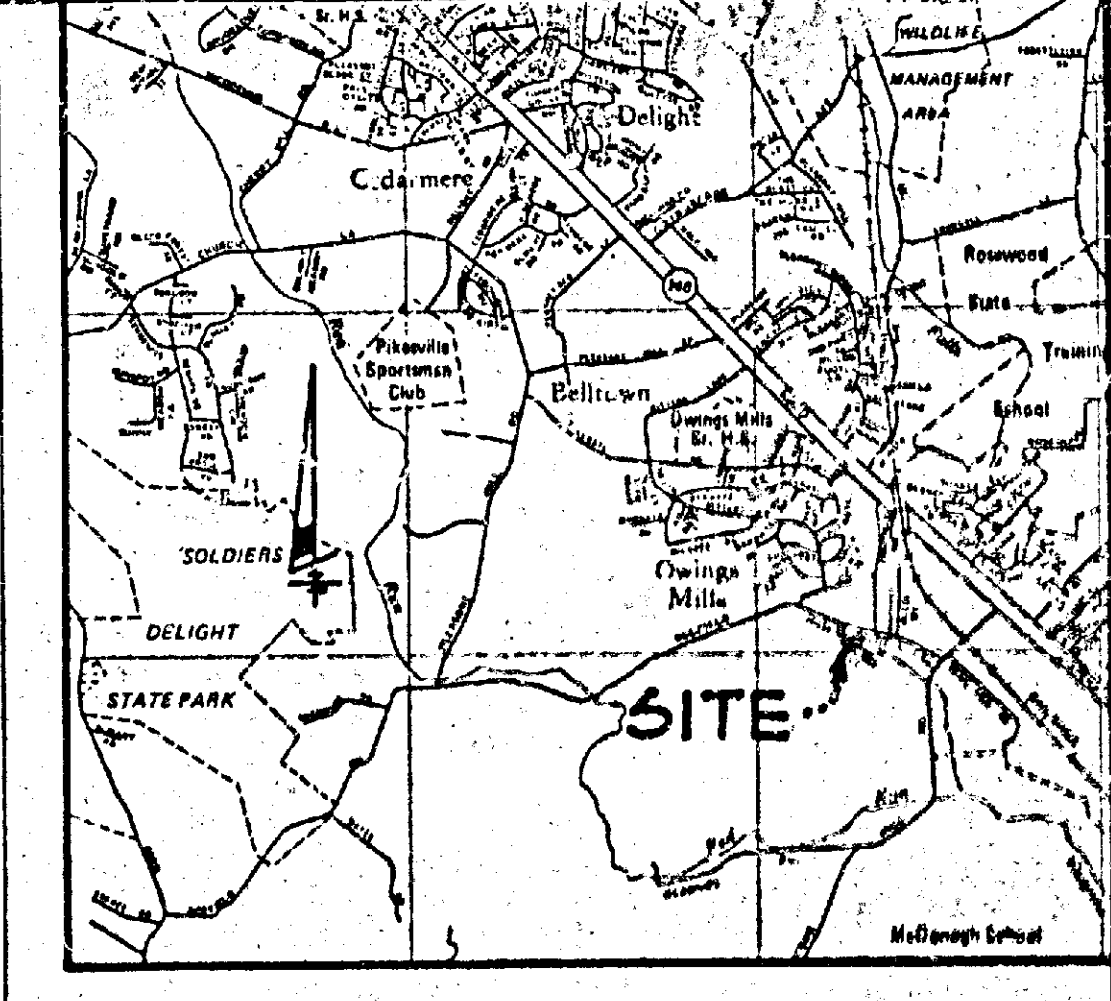
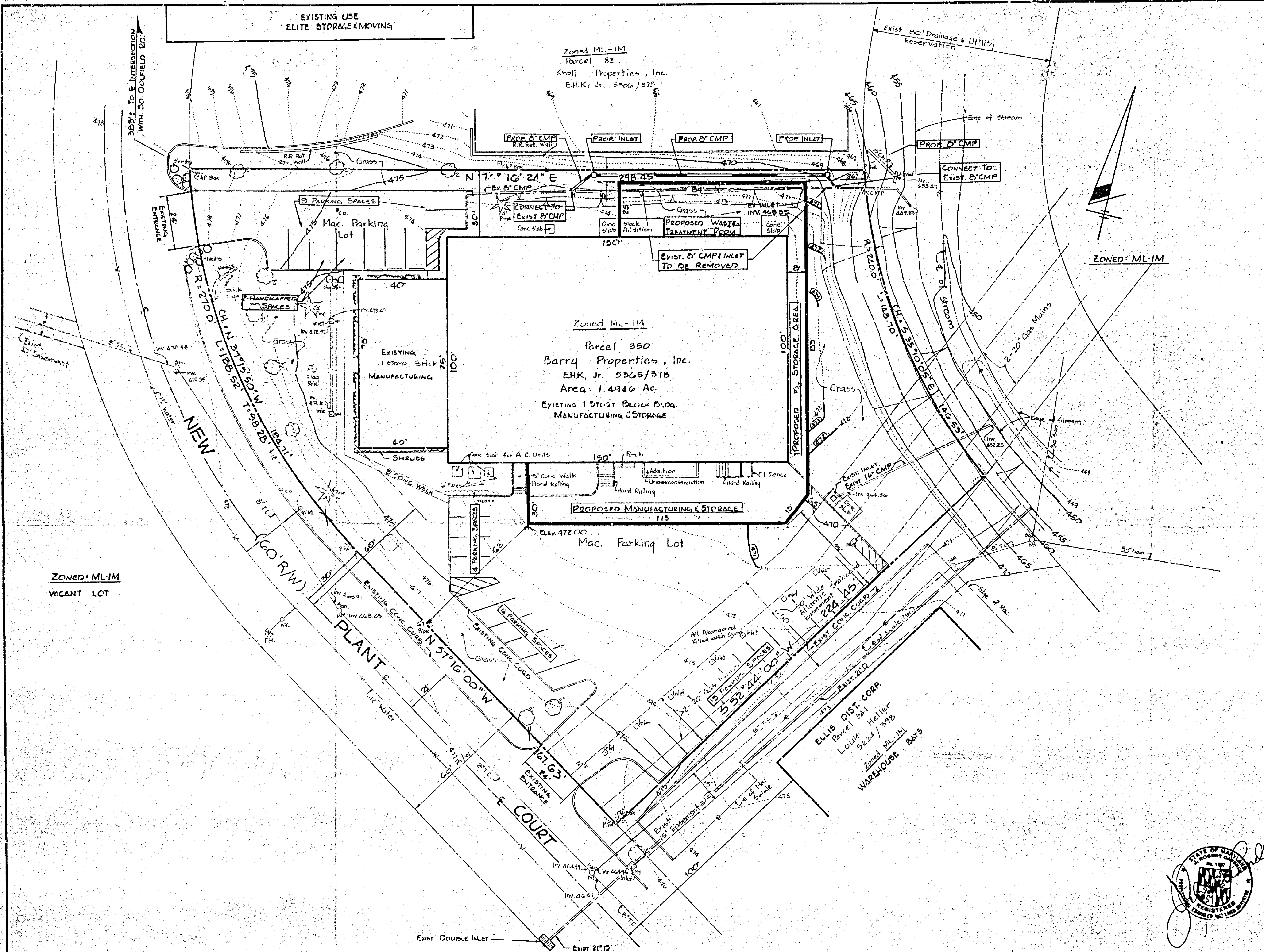


LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

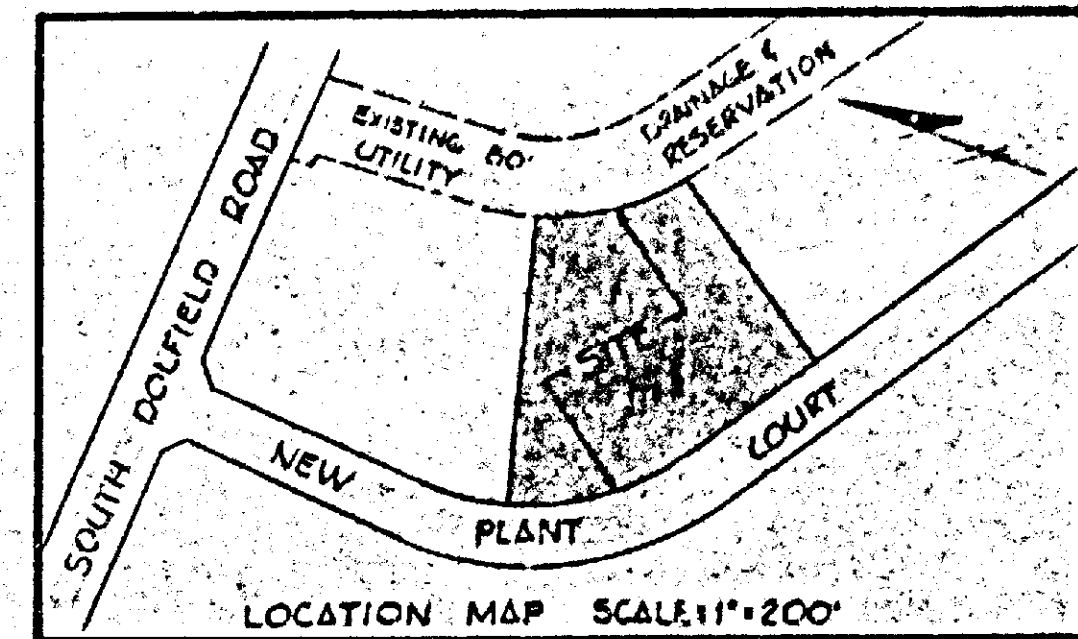
REVISIONS		
NO.	DATE	DESCRIPTION

PLAN PREPARATION	
DRAWN BY H.Y. Hong	DATE Oct. 3, 1980
DESIGNED BY	SCALE 1"=20'
CHECKED BY A.J. Cortez	

ZONING VARIANCE PLAT		DRAWING NO.
4th ELECTION DISTRICT BARGALE INDUSTRIES 25 NEW PLANT COURT OWINGA MILL, MD. 21117		1-31-20
SHEET NO.		1 of 1



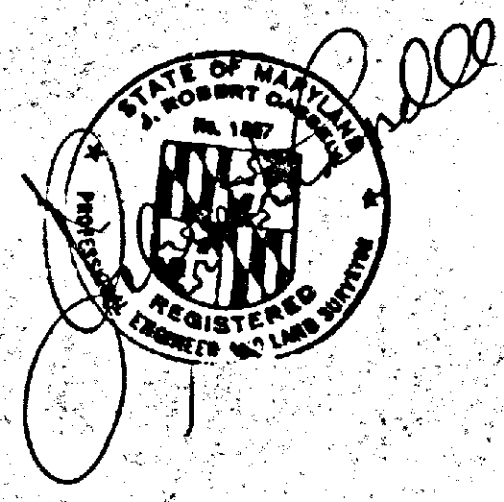
Location Map
NOT TO SCALE



LOCATION MAP SCALE: 1"=200'

- NOTES:
- COORDINATES AND BEARINGS SHOWN ARE BASED ON BALTIMORE COUNTY TRAVERSE STATION X-9047 ELEV. = 461.23'
X-9046: N 42°47'50" W 47999.15'
X-9047: N 42°35'43" W 46840.33'
 - ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY TRAVERSE STATION X-9047 ELEV. = 461.23'
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 - UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202

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MR. B. GOLDSTEIN
25 NEW PLANT COURT
OWINGS MILL, MD. 21117
PH. 1-501-363-6500
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ALL PROPOSED ADDITIONS SHALL NOT EXCEED 25 FT.



Red Plot

LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION

PLAN PREPARATION	
DRAWN BY: H.Y. Hong	DATE: Oct. 3, 1980
DESIGNED BY:	SCALE: 1"=20'
CHECKED BY: A.J. Cortes	

ZONING VARIANCE PLAT
4th ELECTION DISTRICT
BARGALE INDUSTRIES
25 NEW PLANT COURT
OWINGS MILL, MD. 21117

DRAWING NO.
1-31-20
SHEET NO.
1 of 1